

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

27a Elmhurst Road, Blackburn Vic 3130

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,200,000

&

\$1,320,000

Median sale price

Median price \$794,250

Property Type Unit

Suburb Blackburn

Period - From 01/01/2025

to 31/12/2025

Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	1/200 Springfield Rd BLACKBURN 3130	\$1,270,000	05/12/2025
2	4 Kurrajong Way BLACKBURN NORTH 3130	\$1,305,000	29/11/2025
3	20a Rialton Av BLACKBURN NORTH 3130	\$1,260,000	23/08/2025

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

28/01/2026 11:27



3 2 2

Rooms: 6

Property Type: House

Land Size: 399 sqm approx

Agent Comments

Comparable Properties



1/200 Springfield Rd BLACKBURN 3130 (REI/VG)

Agent Comments

3 2 2

Price: \$1,270,000

Method: Private Sale

Date: 05/12/2025

Property Type: Townhouse (Res)



4 Kurrajong Way BLACKBURN NORTH 3130 (REI)

Agent Comments

3 2 2

Price: \$1,305,000

Method: Auction Sale

Date: 29/11/2025

Property Type: House (Res)



20a Rialton Av BLACKBURN NORTH 3130 (REI/VG)

Agent Comments

3 2 2

Price: \$1,260,000

Method: Auction Sale

Date: 23/08/2025

Property Type: Unit

Land Size: 447 sqm approx